

Tax Map/Block/Parcel
No. 46-8-849

Building Permit/Zoning
Certificate No. 94-2820

Case 3955

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANTS: Mr. and Mrs. Michael E. Thackston
419 Malcolm Drive
Westminster, Maryland 21157

ATTORNEY: Clark R. Shaffer, Esquire
6 North Court Street
Westminster, Maryland 21157

REQUEST: A conditional use for a professional office of an accountant,
and variances reducing the minimum required lot area, lot
width, setbacks and parking requirements

LOCATION: 423 East Main Street in Election District 7

BASES: Article 8, Section 8.2(a); Article 7, Sections 7.2(i) and 7.5;
Article 14, Division I, Sections 14.1(a)(8) and (b); Article
15, Section 15.5.4(d); Ordinance 1E (The Carroll County Zoning Ordinance)

HEARING HELD: September 26, 1994

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record and in accordance with the state Open Meetings Act, the Board approved the conditional use and variances. The pertinent findings determining the Board's decision include the facts that the lot was created and the dwelling, detached garage and vehicular access to and from the alley abutting the rear property line were established prior to the adoption of zoning in the county and do not conform with the dimensional regulations for either on-site parking or the "R-10,000" Residence District. However, the provisions of Article 4, Section 4.3 permit the property to continue to be used, as well as authorization of the professional office. Improvement of the appearance of the property and dwelling will be of substantial benefit to the neighborhood, and is consistent with the provisions of Section 17.7 of the zoning ordinance. Therefore, the Board is convinced that establishment of the accountant's office, as proposed, will not unduly affect the residents of adjacent properties, the values of those properties, or public interests, and is in accord with the provisions of the zoning ordinance.

10-3-94
Date

Claude R. Rash
Claude R. Rash, Chairman